



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

APPLICATION FOR REAL PROPERTY TAX  
EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM  
(Real Property Tax Law, Section 485-a)

(Instructions for completing this form are contained in Form RP-485-a-Ins)

1. Name and telephone no. of owner(s)

290 South Park LLC

ATTN: Frank Todaro

Day No. (716) 903-1947

Evening No. ( ) \_\_\_\_\_

E-mail address (optional) frankinbuffalo@gmail.com

2. Mailing address of owner(s)

same

**RECEIVED**

JUL 27 2017

DEPT. OF ASSESSMENT  
AND TAXATION

3. Location of property (see instructions)

292 South Park Ave.

Street address

City of Buffalo

School district

Buffalo, NY

City/Town

Village (if any)

Property identification (see tax bill or assessment roll)

Tax map number or section/block/lot 122.31-1-10

4. General description of property for which exemption is sought (if necessary, attach plans or specifications): property being utilized for Auto Body Repair with apartment on second floor.

5. Use of Property: Mixed Use - (Auto Body Repair & single Apartment)

6. Describe alteration, installation or improvement made to convert the non-residential property to mixed-use: converted light Manufacturing Building to Mixed Use following city code and proper permitting.

7. Cost of alteration, installation or improvement: \$200,000

8. Date construction of alteration, installation or improvement was commenced: November 2016

9. Date completed (attach certificate of occupancy or other documentation of completion):

September 2017 (certificate to be attached)

## 10. Other exemptions.

- a. Is the property receiving or has it ever received any other exemption from real property taxation?  
☐ Yes ☒ No

- b. If yes, what exemption was received? \_\_\_\_\_ When? \_\_\_\_\_

Were payments in lieu of taxes made during the term of that exemption? \_\_\_\_\_

If so, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

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**CERTIFICATION**


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I, Frank J. Todaro (President 290 South Park Ave), hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.

Frank J. Todaro  
 Signature

7/27/2017  
 Date

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**FOR ASSESSOR'S USE**


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1. Date application filed: 7/27/17      2. Applicable taxable status date: 12/1/18  
 3. Action on application: ☒ Approved ☐ Disapproved  
 4. Assessed valuation of parcel in first year of exemption: \$ 519,500.  
 5. Increase in total assessed valuation in first year of exemption: \$ 320,000.  
 6. Amount of exemption in first year: 320,000.

	Percent	Amount
County	<u>0%</u>	\$ <u>0</u>
City/Town	<u>700%</u>	\$ <u>320,000.</u>
Village	<u>—</u>	\$ <u>—</u>
School District	<u>100%</u>	\$ <u>320,000.</u>

J McCabe  
 Assessor's signature

11/28/18  
 Date



# CITY OF BUFFALO

## Certificate of Occupancy

Certificate No.: 201994

In accordance with the appropriate laws of the State of New York and/or the Ordinances of the City of Buffalo the structure(s) located at 290 (AKA 292) SOUTH PARK AVENUE, Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, said structure(s) is hereby certified for occupancy. This certificate is issued subject to the limitation herein specified and is valid until revoked unless automatically voided by the conditions set forth on the reverse side of this certificate.

  
Commissioner of Permit and Inspection Services

Date Issued: 03/07/2018

No. Units: N/A No. Stories: 2 No. Rooms: 13 Building Type: 3A

Construction: ORDINARY Class: PRIMARY S-1 (REPAIR GARAGE), B, R-3

Zoning District: N-1C

Smoke Detectors: YES

Carbon Monoxide Detectors: YES

APPLICATIONN CODES: INTERNATIONAL BUILDING CODES 2015

Permit No: 224716

Permit Date: 09/20/2016

Receipt No: AS PER PERMIT

Inspector: ERIK HOEPFINGER

Date Inspected: 02/23/2018

BUILDAGE USAGE: COLLISION MASTERS MAY OPERATE A MOTOR VEHICLE REPAIR SHOP AT 290 (AKA 292) SOUTH PARK AVENUE.

### Story

### Use

Basement:

N/A

1<sup>st</sup> Floor:

AUTO REPAIR AND LOBBY

2<sup>nd</sup> Floor:

R-3 APARTMENT AND BUSINESS RECEPTION AREA

3<sup>rd</sup> Floor:

N/A

**SEE REVERSE SIDE**



**CITY OF BUFFALO**  
**DEPARTMENT OF**  
**ASSESSMENT & TAXATION**



BYRON W. BROWN  
MAYOR

MARTIN F. KENNEDY  
COMMISSIONER

March 1, 2019

290 South Park LLC  
290 South Park  
Buffalo, NY 14204

Re: 485-a Real Property Tax Exemption  
Re: 292 South Park  
SBL # 122.31-1-10 Bill # 00409300  
Assessed Value: \$519,500.  
Increase in assessment: \$320,000.

Dear Frank Todaro,

Your application for an RPTL 485-a real property tax exemption has been approved for the above referenced property.

This exemption is for a period of twelve years, and will commence with the City of Buffalo 2019-2020 fiscal year tax and assessment roll. The exemption is calculated on the increase in assessment noted above.

Years	Percentage
1 - 8	100%
9	80%
10	60%
11	40%
12	20%

The remainder of the assessment will remain taxable during this period.

If you have any questions, please do not hesitate to call me at 716-851-5748.

Sincerely,

Judith A. McCabe

Assessor